



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LONG RANGE TRANSPORTATION PLANNING COMMITTEE

Thursday, August 29, 2013

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

1 CALL TO ORDER / ROLL CALL

LRTPC Chair Robbie Webber called the 8-29-13 meeting of the Long Range Transportation Planning Committee to order.

Note: Mark Shahan is not in the Legistar system at this time, and is not shown as present (although he was present).

Present: 7 -

Ken Golden; Robbie Webber; Steven M. Fix; Steve King; Chris Schmidt;
Susan M. De Vos and Al Matano

Excused: 3 -

Margaret Bergamini; Marsha A. Rummel and Eric W. Sundquist

2 APPROVAL OF MINUTES FROM JULY 25, 2013 MEETING

The Minutes of the 7-25-13 LRTPC meeting were unanimously approved, on a motion submitted by Steve Fix/Ken Golden.

3 PUBLIC COMMENT

There were no members of the public wishing to speak to items not on the agenda.

4 DISCLOSURES AND RECUSALS

Susan DeVos wished to disclose that she was a member of the Hoyt Park Neighborhood Plan Steering Committee.

There were no other disclosures or recusals reported by Committee members.

NEW BUSINESS

- 5 [30377](#) AMENDED Adopting the *Hoyt Park Area Joint Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

Chair Robbie Webber entertained a motion from the Committee. Ken Golden/Mark Shahan submitted a motion to recommend adoption of Resolution ID 30377.

Ken Golden/Mark Shahan then submitted an amendment to:

“Recommend that Traffic Engineering Division review the residential parking permit program (RP-3), and specifically address on-street parking issues throughout the City during the evening and overnight hours, in order to help facilitate and allow for neighborhood streets to be shared effectively by residents of new higher-density buildings (that infill underutilized properties), commercial businesses and other users of the street. The legality and efficacy of the issue should be explicitly addressed in this review.”

The Committee unanimously approved the amendment.

On discussion of the main motion, Ken Golden felt that the key issues to be addressed are density, viewsheds and parking/traffic impacts. He felt that a range of building heights along University Avenue should be stressed, but acknowledged that existing lot depth may not allow for a wide range of development options. Mark Shahan recommended addressing the inconsistencies between the Plan and the existing zoning along the corridor. Golden also added that parking ratios in other areas should be reviewed for potential inclusion in the Plan, as specific recommendations.

The Committee recommended passing along the LRTPC comments, as contained in the minutes, to Plan Commission as informational notes.

On the main motion to recommend adoption of Resolution ID 30377 (as amended), the Committee voted unanimously in favor.

The Committee entertained public registrants' comments on ID 30377. The first speaker was Anthony Lathrop (2943 McKinley Street; member of Rocky Bluff Neighborhood Association). Mr. Lathrop pointed out that higher density is not appropriate for the near west side, including along University Avenue. He said that the current land uses are acceptable, but added that the neighborhood has already compromised by allowing greater density in the area to be included in the Plan. He stressed the need to achieve land use balance in this area, and not just include high density. He recommended adopting the Plan as is.

Ald. Steve King noted that the Plan Commission's role is to strike the proper balance, and this will be addressed at the PC meeting. Ken Golden asked Mr. Lathrop what he felt the appropriate density should be. Anthony Lathrop responded that mixed-use development is acceptable, but that all apartments (for example) would not be desirable. He added that four stories is acceptable and that varied architectural styles and treatments are desired. Ken Golden said he liked the approach in the Midvale/Hilldale area, but then asked Mr. Lathrop about parking issues. Lathrop said that parking and traffic issues need to be addressed, particularly neighborhood on-street parking pressures created by surrounding development. He added that viewsheds from the neighborhood are also a key concern.

Ald. Shiva Bidar-Sielaff opposed the Planning Division's staff report recommending the removal of the land use recommendations along University Avenue. She felt that the land use balance in the Plan is acceptable, as is the recommendation for four stories.

Ald. Chris Schmidt disagreed regarding building heights, noting that University Avenue has long been identified as a high density development corridor. He said that the density is not as important as the first floor uses of the development and the transportation/parking impacts of the development. He added that views from the park and park impacts are also an important consideration.

Ken Golden asked about parking ratios for development, and wondered what a good target ratio would be (in order to best minimize traffic and on-street parking impacts). Chris Schmidt said that employees of Whole Foods and commuters are creating on-street parking problems in the area. Schmidt said that the commercial uses in the area (existing and future) are the key to addressing these problems.

Ken Golden suggested addressing the issue through the residential parking permit program (RP-3), i.e., addressing parking during the evening and overnight hours. Golden also recommended staggered building heights along the corridor, in order to minimize viewshed impacts. Golden added that there will likely be additional pressures to add density along Midvale Boulevard over time.

Ald. Shiva Bidar-Sielaff said that a diversity of building heights is acceptable, but that the top height is key. She supports a more interesting streetscape. Mark Shahan suggested using density bonuses, thus allowing developers to build higher but only if they commit to making major improvements in the area.

Ken Golden asked about drainage issues, and whether or not underground parking would be a problem. Steve Fix noted that drainage problems in this area are largely caused by surface water runoff, not the underground water table.

The next speaker was Julianne Dwyer (2943 McKinley Street). She said that she is also a member of Rocky Bluff Neighborhood Association. She wished to echo many of Mr. Lathrop's comments and asked that the Committee not simply void the Plan. She felt that the neighborhood's voice should remain in the Plan and that removing it sets a bad precedent for the future of neighborhood planning (and especially citizen participation). She noted that the Plan already recommends a 300% increase in density, and that removing the land use recommendations will not change the neighborhood's preferences.

Steve Fix noted that a change in the Plan is not required for land use changes in this area. Ald. Steve King said that he does not prefer to override neighborhood plans when development proposals are inconsistent, nor do many of his colleagues on the Plan Commission. He said that this is not a good process to follow. Mark Shahan suggested that the Plan might include parking ratio recommendations, as a way to ensure that the key traffic and parking issues are addressed in the future. Susan DeVos added that proper sidewalks and effective street connections are some of the more important considerations for her.

Ken Golden felt that the RP-3 program should be reviewed for addressing similar on-street parking issues throughout the City. He urged the creation of a new program that helps facilitate and allow for neighborhood streets to be shared effectively by residents and other users of the street. He recommended exploring the legality and efficacy of the issue.

Robbie Webber asked if the current business owners along University and Midvale had been asked for opinions on these issues. Jule Stroick (Planning Division) reported that some business representation was included on the steering committee. She also said that the City's Office of Business Resources conducted a survey of businesses in the area, but added that the response rate was rather low. Ken Golden noted that the City's Economic Development staff report pointed out that there needs to be sufficient density for underground parking to be financially feasible for various future developments in the area. Jule Stroick noted that many of the lots along University Avenue are quite shallow. She said that achieving much density on those sites would be quite difficult (financially and physically), not to mention the impacts that would have on abutting residential development. Ken Golden agreed that lot depth is a key issue that needs further review. Sup. Al Matano said that, on the ground, the issue is quite nuanced. He said that there could be some possibilities for density depending on the specific situation and lot orientation.

Rick Roll (Planning Division) reported that the City's Comprehensive Plan identifies this land use area largely as Community Mixed Use (CMU). He also noted that the existing zoning code currently allows up to five stories in height. Steve Fix asked if the traffic impacts of these long term recommendations have been identified. Roll replied that this type of traffic impact detail typically is evaluated as part of a corridor plan, such as the proposed University Avenue Corridor Plan (Breese Terrace to Allen Boulevard).

Mark Shahan recommended removing contradictory language regarding City sidewalk policy. In terms of bicycle routing, Shahan felt that Glenway was a better route than Franklin, due to the physical characteristics of those streets. He added that any recommended side path should be 10 feet minimum, not six feet as shown. Shahan also said that the bicycle lanes at the intersection of Midvale and Mineral Point Road should be kept in the Plan.

6 [08484](#) **INFORMATION AND ANNOUNCEMENTS BY CHAIR AND COMMISSION MEMBERS**

- Note: No Discussion of Specific Items

Robbie Webber announced an upcoming workshop for the South Capitol District Planning Study. She said that the workshop is scheduled to take place Thursday, September 5th, 6:00-9:00 p.m., at the Madison Senior Center. Ken Golden also alerted Committee members to the fact that a major WisDOT study of the South and West Beltline is beginning, noting that he will be serving on the policy advisory committee for that project.

There were no announcements or information submitted by the Chair or Committee members.

7 [08486](#) **SCHEDULE OF FUTURE MEETINGS**

David Trowbridge noted that the September 26th meeting location will be in Room 108 City-County Building (Parks Conference Room).

8 **ADJOURNMENT**

The Committee adjourned its meeting at 7:20 p.m.